

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3860
Author:	Peter Taylor
Department:	Development and Growth
Contact:	Peter Taylor (Job Title: Senior Surveyor, Email: peter.taylor2@nottinghamcity.gov.uk, Phone: 8763017)
Subject:	Lease Renewal for Disability Support, Bramble Close, Old Basford
Total Value:	See Exempt Appendix (Type: Revenue)
Decision Being Taken:	To grant a lease renewal for three years to Disability Support over the former Community Centre, Bramble Close, Old Basford on a contracted, out of the security of tenure basis of the Landlord and Tenant Act, and subject to a rolling six-month mutual break clause.
Reasons for the Decision(s)	Disability Support moved to these premises in 2016 as their former premises were to be demolished as part of the redevelopment of Lenton Flats by Nottingham City Homes, as a temporary solution pending finding a permanent home. However, it has been agreed to extend the current lease for a further three years as the group has been unable to find other premises, and the site is not currently required for development.
Other Options Considered:	1) Not to extend the lease: this option is rejected as the site is not immediately required for any Social Housing development and Disability Support cannot find suitable alternative space at this time. The agreed renewal terms are acceptable.
Background Papers:	None
Published Works:	None
Affected Wards:	Basford

Colleague / Councillor Interests: None

Any Information Exempt from publication: Yes

Exempt Information:

Description of what is exempt: The financial terms of the lease renewal.

An appendix (or appendices) to this decision is exempt from publication under the following paragraph(s) of Schedule 12A of the Local Government Act 1972

3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information). The public interest in maintaining the exemption outweighs the public interest in disclosing the information because disclosure this could prejudice the Council's ability to negotiate and secure best value in this and other similar property transactions.

Documents exempt from publication: Exempt appendix doc Bramble Close.docx

Consultations: Those not consulted are not directly affected by the decision.

Crime and Disorder Implications: The continued use of building will help to reduce any potential anti-social behaviour.

Equality: EIA not required. Reasons: The decision does not represent proposals for changes to a policy, service or function.

Relates to Council Property Assets: Yes

Decision Type: Officer

Executive Decision? Yes

Scheme of Delegation Reference Number or Other Source of Delegation: 240

Subject to Call In: No
The call-in procedure does not apply to the decision because the value of the decision is below the call in threshold.

Advice Sought: Legal, Finance, Property

Legal Advice: From the information provided in the report, the proposed lease transaction does not appear to raise any substantive legal issues of concern. The transaction will be subject to normal property legal due diligence and the drafting, and the agreement and completion of formal legal documentation between the parties.
Advice provided by Mick Suggett (Team Leader - Conveyancing) on 17/03/2020.

Finance Advice: This decision seeks approval to renew a lease for a further three years and is a continuation of the current arrangement.
Advice provided by Maria Balchin (Finance Analyst) on 06/04/2020.

Property Advice: This is a Property report, so no further property advice is required.
Advice provided by Rodney Alan Martin (Development Manager) on 15/04/2020.

Signatures: Kevin Shutter (Director of Strategic Assets and Property)
SIGNED and Dated: 23/04/2020